

**CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION
STAFF REPORT**

**December 16, 2010
Meeting No. 15-10**

APPLICATION: HDC2011-00523
ADDRESS: 300 W Montgomery Ave
ACCEPTED: 11/8/10
45 DAY LIMIT: 12/30/10
OWNER: Mr. Will Pumphrey
REQUEST: Replace existing pressboard siding with HardiPlank
STAFF: Robin D. Ziek



PROJECT SUMMARY:

The applicant requests approval to replace existing pressed board (non-original) siding on the house and garage buildings at 300 W. Montgomery Avenue with a substitute material (cement board, HardiPlank). The proposed new siding will have a smooth wood look and utilize a narrow lap to match that shown on historic photographs.

STAFF RECOMMENDATION:

Staff recommends approval with a condition, given the following findings:

The applicant investigated and found that the original siding has been removed in the area investigated (but there may be original siding in other areas). The proposed use of one substitute material for another is consistent with preservation of the historic resource in that original materials have not been removed. With the evidence provided by a historic photograph, the applicant proposes installation of a new lap siding with a lap to match that shown in historic photographs. The new cement-board siding can be painted, like wood. The proposed alteration preserves the essential form and integrity of the historic property. The work meets the *Secretary of the Interior's Standards* #2 ("...The removal of historic materials ... or alteration of ... spaces that characterize a property shall be avoided.") and #9 ("New ... construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible...").

[DRAFT MOTION OF APPROVAL WITH A CONDITION:]

Finding HDC2011-00523, for replacement of pressboard siding with smooth finish cement board/HardiPlank siding in compliance with *Secretary of the Interior's Standards* #2 and #9, and finding no negative impact on the architectural significance of the building with this proposal, I move approval of the application, with the following condition: any original siding discovered during the removal of the pressboard siding will be retained, subject to HDC review.

BACKGROUND:

Historic Significance: The house known as “Pumphrey’s Funeral Home” was built ca. 1900 by Mary Prescott, who purchased the land from the Kellogg family after a fire destroyed their home. The Prescott family sold this property in 1930 to William Reuben Pumphrey, Jr. The Pumphrey family was well known in Rockville, working in the funeral home business since 1855, when William E. Pumphrey opened a new shop to provide services as a housejoiner and coffin-maker. Following the sale of the house in 1930 and subsequent remodeling, the property has been continuously in use as a funeral home by the Pumphrey family (see Circle 12-16).

The subject property consists of the corner lot with the house and garage, and an adjacent property that is currently an open side yard. The house fronts West Montgomery Avenue, and is a prominent and familiar feature along this main street. The house and garage are currently sided with wide pressboard horizontal siding. This material is not known for its weather-resistant qualities, and it has deteriorated and does not hold paint very well.

The applicant provided a copy of an old photograph with sufficient detail to count the horizontal siding boards in relation to a front window (see Circle 4). That photograph indicates that the siding had a narrower dimension than is currently on the house. Another early photograph [a 1930s view depicted on a calendar produced by Peerless Rockville] indicates narrow lapped siding, as evidenced by the shadow lines (see Circle 5). Horizontal lapped wood siding would be typical siding material in the late 19th and early 20th century, with the potential for shingles or some siding variant in the gable ends.

Previous Requests:

HDC2011-00519	HDC recommendation on TXT2010-00228
HDC2009-00444	Replace exterior lights
HDC2005-00333	Replace jalousie windows with double-hung

Property Area:	26, 941 sf
Structure Area:	5,443 sf
Zone:	R90 - HD

City of Rockville Permits Required:

Certificate of Approval

DISCUSSION OF THE PROPOSED PROJECT and MATERIALS:

As the existing siding is deteriorated and doesn't hold paint very well, the applicant would like to remove it and install new siding. The proposal to use HardiPlank fiber cement board reflects a wish to more closely replicate the original siding (as shown in historic photographs) with a modern substitute material that will be installed and painted like wood, but which is not wood.

The HDC has consistently been concerned with the preservation of original materials on a historic resource, and has not approved the removal of original siding for replacement with a new material (aluminum, vinyl, HardiPlank). The HDC has approved the use of HardiPlank on new additions, as consistent with the Secretary of the Interior's Guidelines, as being of the day, as helping to differentiate old from new, etc.

In this particular instance, a key factor is that the original siding was apparently removed many years ago. The pressboard material selected has poor long-term maintenance characteristics and will readily absorb moisture if the top sealant is damaged. The choice of cement board, such as "HardiPlank" is consistent with the historic resource because a lap can be selected to match the original lap, the material can be painted in a manner similar to wood, and no original materials will be disturbed. Unlike aluminum or vinyl siding, where an installation will often damage decorative trim elements, the cement board (HardiPlank) siding is cut and nailed up in a manner similar to wood siding (see Circle 17-18).

The applicant did investigate below the existing siding at the request of staff, and found no original siding beneath the pressboard (see Circle 11). Staff notes, however, that there is a chance that some original siding remains on the building, perhaps in the gable end or at some other location. If there were any original siding remaining, it would be important to document it and assess its condition. Staff therefore recommends that the HDC consider a condition of approval, that any original siding that is found during the project will be left in place and brought to the attention of staff so that the HDC can make an evaluation for possible retention of the original materials.

OTHER CONSIDERATIONS:

If the HDC approves this application, the county tax credit (10% of approved costs) can be considered for the upcoming tax year. Staff has also reviewed the opportunity for state tax credits (20% of interior/exterior work) with the applicant.

COMPLIANCE WITH GUIDELINES:

Staff finds that the proposed alteration meets the Secretary of the Interior's *Standards for Rehabilitation* # 2 and #9 (see below), and the City's *Technical Guide* # 15 that states, "If the original materials are deteriorated beyond repair, consideration for a comparable substitute material will be given. The substitute material must be a close match in appearance and functionality to the original materials." (See Circle 19-20.)

Secretary of the Interior's Standards for the Treatment of Historic Properties (1995)**Standards for Rehabilitation**

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

► 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

► 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



City of Rockville
Department of Community Planning and Development Services
Historic Preservation Office
111 Maryland Ave. • Rockville, MD 20850-2364 • 240-314-8230
www.rockvillemd.gov/historic

HDC

APPLICATION FOR HISTORIC DISTRICT COMMISSION (HDC)

PROJECT IDENTIFICATION: ROBERT A. PUMPHREY FUNERAL HOME, ROCKVILLE, INC.

Application is hereby made with the Historic District Commission of Rockville for a Certificate of Approval for the property described below:

PLEASE PRINT CLEARLY OR TYPE	PROPERTY ADDRESS		
	NUMBER, STREET & ZIP		
	300 W. MONTGOMERY AVENUE 20850		
	SUBDIVISION 201	LOT	BLOCK
ZONING	TAX ACCOUNT NO. 53-0281309	PROPERTY SIZE (in square feet)	
APPLICANT*	NAME MAILING ADDRESS - NUMBER, STREET CITY, STATE, ZIP PHONE / FAX / E-MAIL		
	FIRST WILLIAM	7557 WISCONSIN AVENUE	
	LAST PUMPHREY	BETHESDA, MD 20814	
		P. 301.652.2200 F. 301.656.2210 will@pumphreyfh.com	
PROPERTY OWNER	FIRST RAP LEASING	300 N. MONTGOMERY AVENUE	
	LAST CORPORATION	ROCKVILLE, MD 20850	
ARCHITECT Registration #	COMPANY		
	LAST	FIRST	

SCOPE OF WORK

<input type="checkbox"/> FENCE	<input type="checkbox"/> MATURE TREE REMOVAL	<input type="checkbox"/> CHIMNEY
<input checked="" type="checkbox"/> SIDING/TRIM	<input type="checkbox"/> WINDOWS/DOORS	<input type="checkbox"/> MISCELLANEOUS
<input type="checkbox"/> SIGNAGE	<input type="checkbox"/> ADDITION	<input type="checkbox"/> ORDINARY MAINTENANCE
<input type="checkbox"/> PARKING LOT	<input type="checkbox"/> ROOFING	<input type="checkbox"/> NEW CONSTRUCTION
<input type="checkbox"/> LANDSCAPING	<input type="checkbox"/> ACCESSORY BUILDING	<input type="checkbox"/> OTHER

* A letter of authorization from the owner must be submitted if this application is filed by anyone other than the owner.

Description of the proposed work in brief (attach additional sheets as necessary): * SEE ATTACHMENT.

I hereby certify that I have the authority to make this application, that the application is complete and correct and that I have read and understand all procedures for filing this permit.

TO BE COMPLETED BY STAFF

Application #: HDC 2011-00523
Public Hearing Date _____
Decision ☐ Approved ☐ Staff Approval
☐ Denied ☐ Approved w/conditions
45 Day Review Date: _____
Staff reviewer: _____

Signature of Applicant William A. Pumphrey

RECEIVE
NOV 08 2010
COMMUNITY PLANNING
AND DEVELOPMENT SERVICES

Received by: RDZ
Accepted by: RDZ
Date: 10/8/10

NOV 8, 2010 See reverse side
Revised 3/07

①



HDC

SUBMITTAL PROCEDURES FOR HISTORIC DISTRICT COMMISSION (HDC) CERTIFICATE OF APPROVAL

Each applicant needs to be aware of the following facts about the processing of this application. After reading the following information, please sign below to acknowledge your understanding.

1. PRE-APPLICATION MEETING

A pre-application meeting with the historic preservation staff is recommended prior to filing all applications. Please call the preservation office at 240-314-8230 to schedule a meeting with staff.

2. COMPLIANCE WITH GUIDELINES

Projects must comply with the City's *Technical Guides for Exterior Alterations*, available via the Internet at www.rockvillemd.gov/historic/tech-guides.html or in printed form at the Department of Community Planning and Development Services.*

3. FILING LOCATION

Applications must be filed with the City of Rockville Community Planning and Development Services Department at 111 Maryland Avenue, Rockville, MD. Applications will not be accepted until they are determined to be complete by City staff. The application must be filed by the last Tuesday of the month prior to the scheduled Historic District Commission meeting.

4. INSPECTION OF THE PROPERTY

Members of the Historic District Commission and City staff must be given the opportunity to physically inspect the subject property to help them reach a decision on the application. This opportunity must be granted provided that reasonable notice is given for said inspection.

5. HEARING/MEETING APPEARANCE

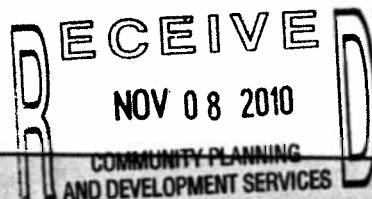
Once the application is complete, staff will set a tentative date for a public hearing by the Historic District Commission. Meetings of the Commission are held on the third Thursday of the month, in the Mayor and Council Chambers at City Hall at 7:00 p.m. The applicant, or a representative designated by the applicant, should be prepared to present his/her case before the Historic District Commission. The applicant will have the opportunity to ask questions and respond to comments at the public hearing. HDC decisions may be appealed to the Circuit Court of Montgomery County.

6. FILING DEADLINES

Applications are due by the last Tuesday of the month preceding the regularly scheduled HDC meeting. A schedule of filing deadlines is maintained by the Planning Division.

7. SIGN

A sign will be posted by the City staff on the property announcing the public hearing by the Historic District Commission approximately one week prior to the meeting.



Applicant's Signature

William A. Ruppel

Date

11/8/10

*In addition to the City's Technical Guides for Exterior Alterations (see #2 above), applicants may also find it useful to consult the following publications:

- The Secretary of the Interior's Standards for Rehabilitation: www.cr.nps.gov/hps/tps/standards/rehabilitation.htm
- The HDC's Adopted Architectural Design Guidelines: www.rockvillemd.gov/historic/guidelines1977.htm

Property: Robert A. Pumphrey Funeral Home, Rockville, Inc.
300 W. Montgomery Avenue
Rockville, MD 20850

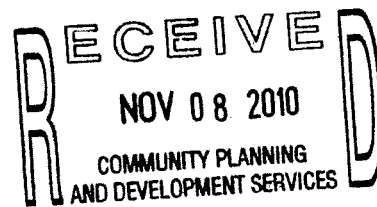
Proposed work to be done:

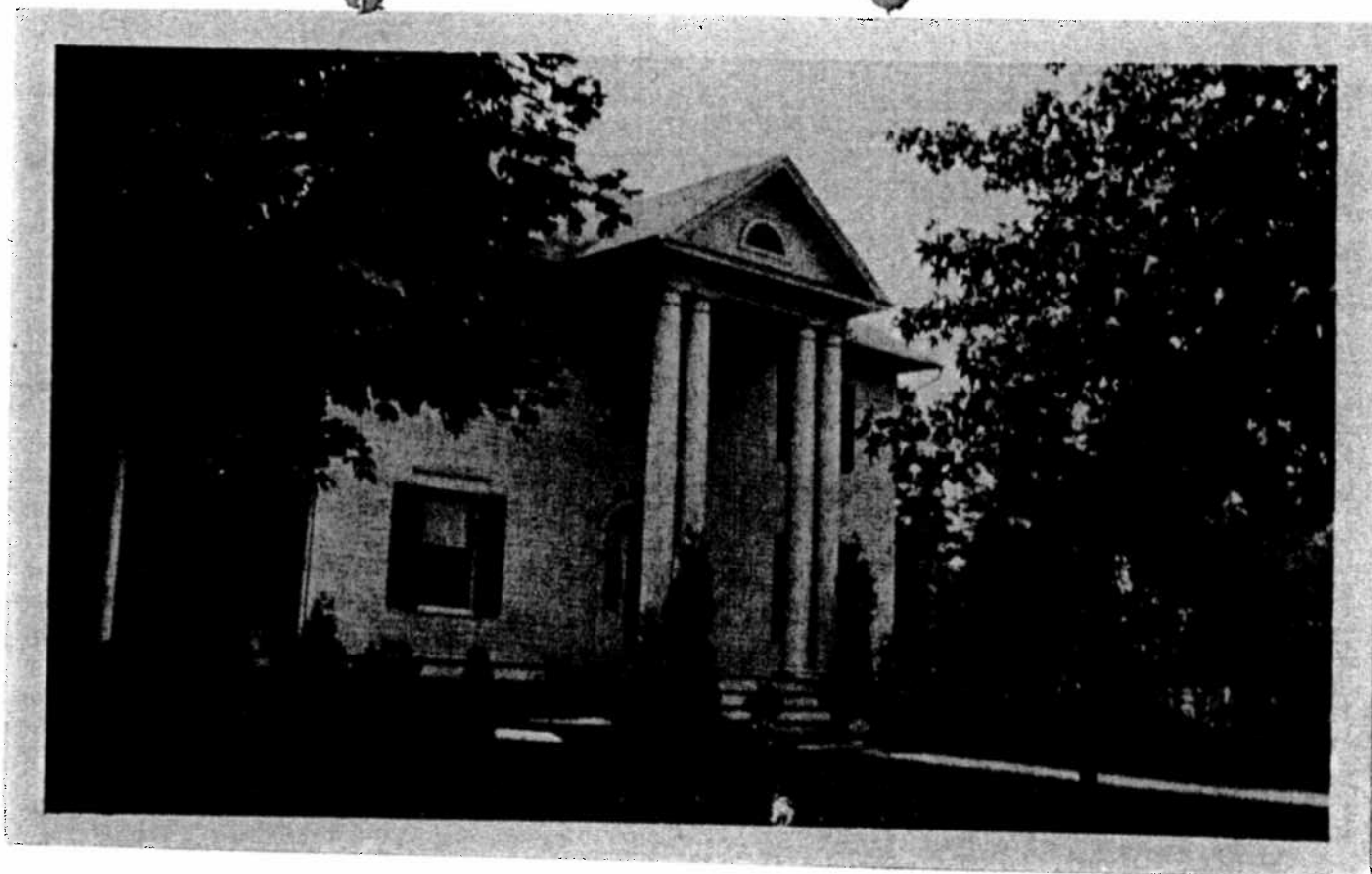
Replace existing Masonite siding and trim on both the funeral home and the carriage house with James Hardie "HardiePlank" siding. The existing Masonite siding is not original to the house, nor is there any historic about it. The existing siding has been on the buildings since the 1960's and is to the point of not holding paint. The "HardiePlank" siding is more durable and more environmentally friendly than Masonite. The siding we are proposing will look exactly like what is on the buildings now. The size of the new siding will match what exists now.

Attached are the "HardiePlank" brochure and a piece of the "HardiePlank" material

William A. Pumphrey

William A. Pumphrey
Vice President/General Manager
Robert A. Pumphrey Funeral Homes, Inc.
7557 Wisconsin Avenue
Bethesda, MD 20814





1930 photo. From 1984 Peerless Rockville calendar M: 26/10/35
Pumphrey's Funeral Home, 300 West Montgomery Ave.





Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search (2007 vw1.1d)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 04 **Account Number -** 00154476

Owner Information

Owner Name: RAP LEASING CORP **Use:** COMMERCIAL
Mailing Address: % R A PUMPHREY **Principal Residence:** NO
 300 W MONTGOMERY AVE **Deed Reference:** 1) / 5013/ 484
 ROCKVILLE MD 20850 2)

Location & Structure Information

Premises Address **Legal Description**
 300 W MONTGOMERY AVE 3965-377 COMMERCE ST
 ROCKVILLE 20850

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
GR22		P303		201				3	Plat Ref:

Special Tax Areas **Town** ROCKVILLE
Ad Valorem
Tax Class 50

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1900	5,443 SF	26,941.00 SF	599

Stories	Basement	Type	Exterior

Value Information

	Base Value	Value	Phase-In Assessments		
		As Of	As Of	As Of	
		01/01/2009	07/01/2010	07/01/2011	
Land	323,200	323,200			
Improvements:	999,500	1,012,500			
Total:	1,322,700	1,335,700	1,331,366	1,335,700	
Preferential Land:	0	0	0	0	

Transfer Information

Seller:	Date: 09/27/1977	Price: \$0
Type: IMPROVED ARMS-LENGTH	Deed1: / 5013/ 484	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO

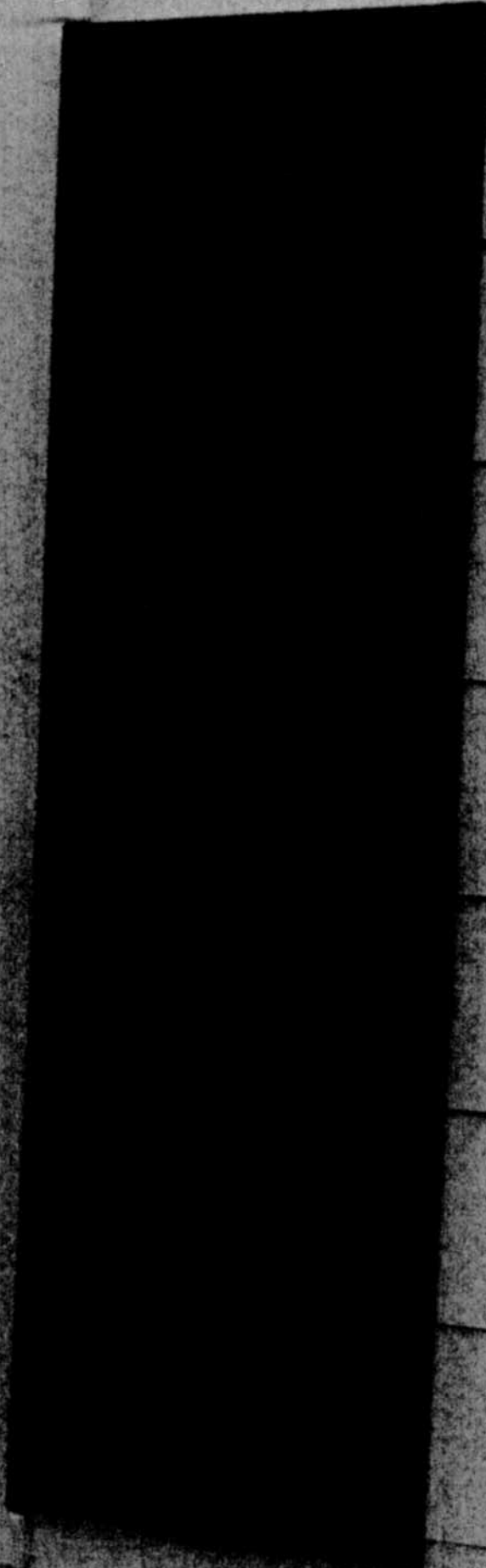
Exempt Class:

Special Tax Recapture:

* NONE *

RECEIVED
 NOV 08 2010
 COMMUNITY PLANNING
 AND DEVELOPMENT SERVICES

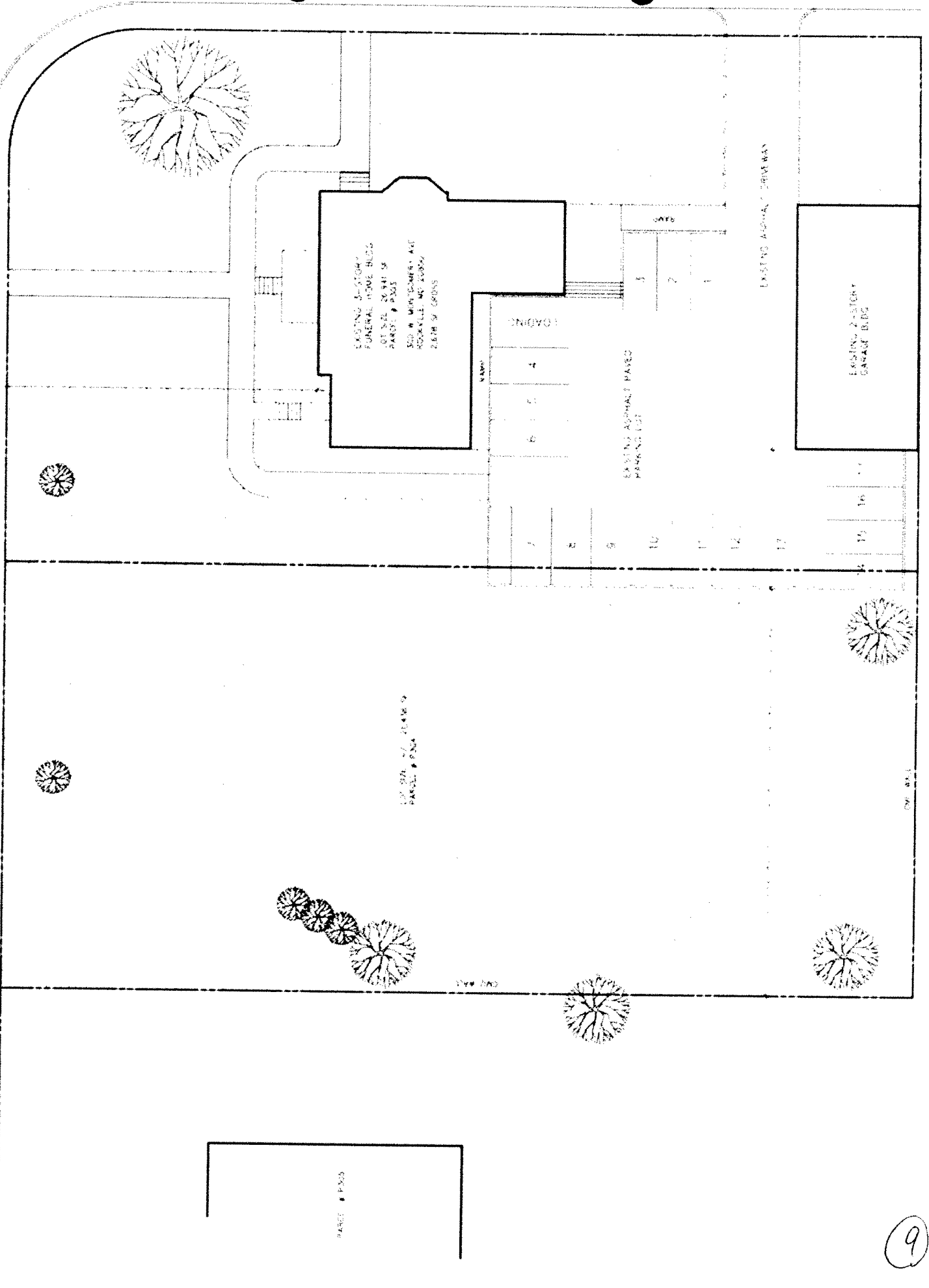
(6)

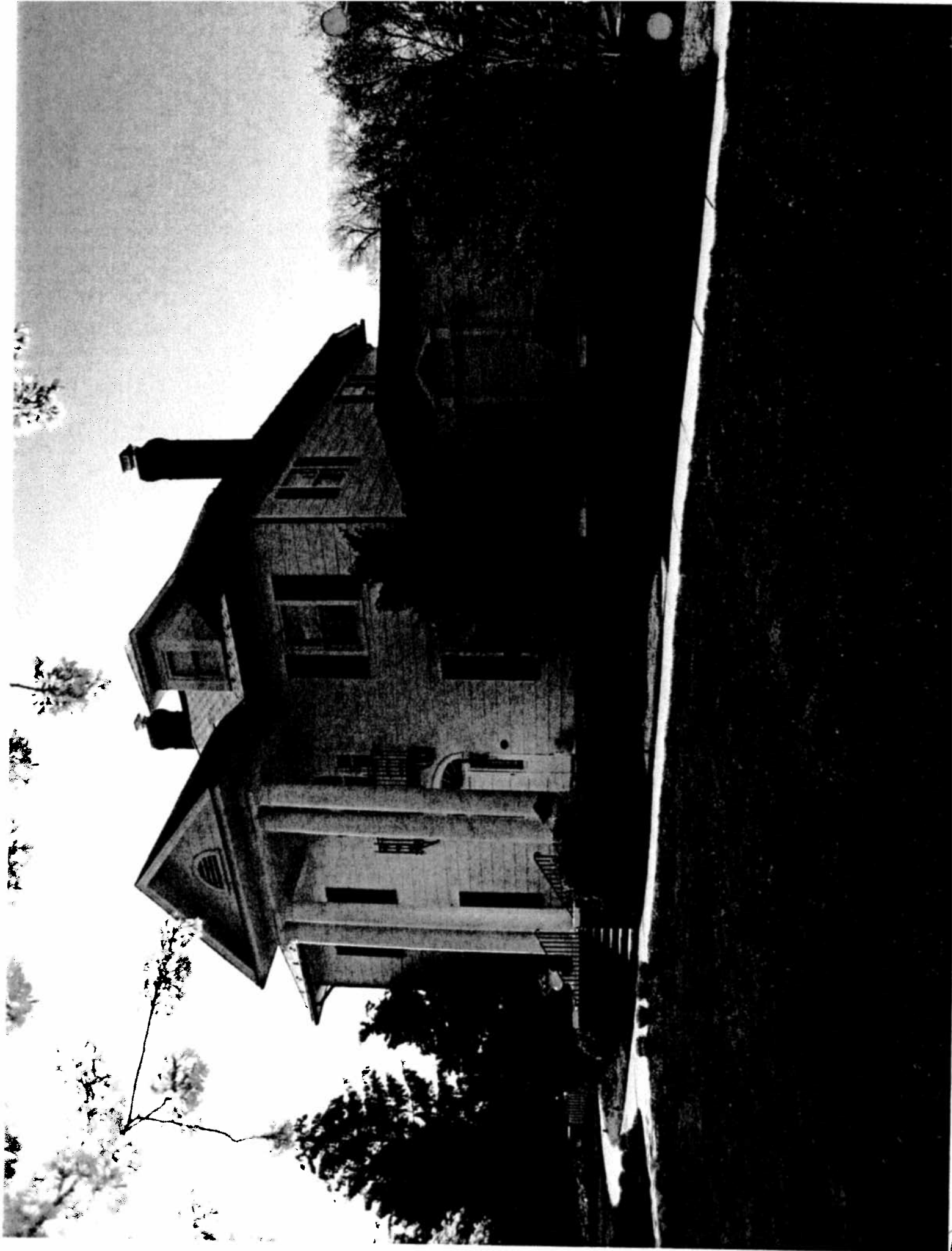


7 BOARDS

14 BOARDS (OLD)









November 1, 2010

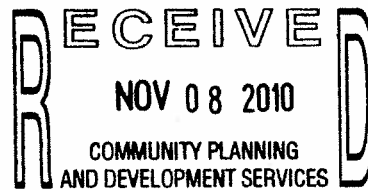
Will Pumphrey
Pumphrey Funeral Home
300 W Montgomery Ave
Rockville, MD 20850

Dear Mr. Pumphrey:

Per your request, I conducted an inspection of the exterior siding located at Pumphrey Funeral Home, 300 West Montgomery Ave. During my inspection, I determined that all the siding on the garage and main structure consists of pressed fiber material and is of poor quality. In addition, I discovered that there is a single layer of tar paper beneath the existing siding, followed by a layer of 1x6 pine boards secured to the structural framing. No moisture or vapor barrier material is present. These findings serve as an unquestionable explanation for the cause of ever present peeling paint issue. Should you have any additional questions regarding my findings, please do not hesitate to contact me.

Regards,

Thomas Privette
Field Operations Manager
Progressive Painting, LLC



Progressive Painting
PO Box 349
Occoquan, VA 22125

PHONE 703.497.0456
FAX 703.995.4586
E-MAIL Thomas@progressivepaintingva.com

Maryland Historical Trust
State Historic Sites Inventory Form

Survey No. M: 26/10/35

Page No.

DOE ☐ yes ☐ no

1. Name (indicate preferred name)

historic

and/or common Pumphrey's Funeral Home

2. Location

street & number 300 West Montgomery Avenue

☐ not for publication

city, town Rockville

☐ vicinity of

congressional district 8

state Maryland

county

Montgomery

3. Classification

Category

☐ district

☒ building(s)

☐ structure

☐ site

☐ object

Ownership

☐ public

☒ private

☐ both

Public Acquisition

☐ in process

☒ being considered

☒ not applicable

Status

☒ occupied

☐ unoccupied

☐ work in progress

Accessible

☒ yes: restricted

☐ yes: unrestricted

☐ no

Present Use

☐ agriculture

☒ commercial

☐ educational

☐ entertainment

☐ government

☐ industrial

☐ military

☐ museum

☐ park

☐ private residence

☐ religious

☐ scientific

☐ transportation

☐ other:

4. Owner of Property (give names and mailing addresses of all owners)

name RAP Leasing

street & number 300 West Montgomery Avenue

telephone no.: 762-3939

city, town Rockville

state and zip code

Maryland 20850

5. Location of Legal Description

courthouse, registry of deeds, etc.

Montgomery County Land Records

liber 5013

street & number

Montgomery County Courthouse

folio 484

city, town

Rockville

state Maryland

6. Representation in Existing Historical Surveys

title

National Register - West Montgomery Ave. Historic District - 1974
Locally designated historic district - 1974

date

M-NCPPC - 1976

☒ federal

☒ state

☒ county

☒ local

depository for survey records

City of Rockville

city, town

Rockville

state

Maryland 20850

7. Description

Survey No. M: 26/10/35

Condition

☒ excellent
☐ good
☐ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

This large scaled 3 bay by 5 bay frame house is situated at the southwest corner of Williams Street and West Montgomery Avenue. Set on a brick foundation and clad in broad clapboards, the 2 1/2 story main block has a hip roof covered with slate and intersected by gables on two sides. There is a central brick chimney.

The symmetrical three bay north facade is dominated by a central two story monumental portico in the Doric order. The dual pairs of columns frame the raised entry porch, which leads to the six panel door with 2 side lights and an elliptical fan light. Directly above, a decorative wrought iron balconet (not original) is affixed just below a second floor Palladian window. A suspended box-like lantern illuminates the entryway. On both the 1st and 2nd levels large one-over-one wood sash windows flank the portico. Two large roof dormers flank the pediment, which has a half-round louvered vent at its center.

The east facade has a central projecting gable end bay that has one rectangular attic light, a second floor window, and a mitred three sided bay on the first floor. A side entry porch on the northeast corner has two Doric columns and a slate roof.

A porch on the west side has been converted into a one story rectangular addition. An elaborate entrance to this is located on the north side. A five panel door is flanked by two engaged columns supporting a fan-lit pediment.

The south (rear) facade has a projecting gable end with two large modern nine-paned aluminum window units enclosing a former second floor porch. The remainder of the south facade has been altered to accommodate the activities of the business.

Across the paved rear yard is a two story rectangular gable roofed garage. Located at the southern edge of the property, it has three overhead doors and a pedimented entry on its first floor. Four second story windows are under a black asphalt shingled roof.

300 West Montgomery is presently used as a funeral home with small residential quarters. Despite alterations, the neo-classicism that originally distinguished this house has been maintained, and it stands in contrast to its eclectic Victorian neighbors.

8. Significance

Survey No. M: 26/10/35

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Kellogg house 1880-1898 1889 Kellogg house - Edwin M. West

Specific dates: - c.1900 Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D
and/or
Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G
Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

The taste for Period styles of architecture gave rise to the popularity of the Georgian Revival style, in its pillared version often called "Southern Colonial". This style evoked an age of palatial and gracious homes; its image of serenity and dignity made it the preferred choice of undertaking establishments all over the country. In 1930 the third generation of the Pumphrey family of morticians in Rockville remodeled a turn-of-the-century house on West Montgomery Avenue. They renamed it "Pumphrey's Colonial Funeral Home" and continued the 80 year old family business in far more elegant surroundings than the original store front shop of the first Pumphrey, a house-joiner, coffin-maker and undertaker.

Capt. Augustus Kellogg (US Navy) and his family summered in Rockville in 1888 at Jennie Hodges' boarding house on Commerce Lane (now West Montgomery Avenue). During that stay he purchased property in the next block just west of the Williams home and hired local architect/builder Edwin M. West to build a house.¹ The "Kellogg Mansion" was one of the handsomest houses in town, filled with lovely furnishings and an extensive library. When the Kellogg family moved to Philadelphia in 1891 they sold the house to Judge John Vinson for \$6,300.² In 1898 the house was completely destroyed by fire.³

Judge Vinson sold the vacant lot to Mary Prescott for \$1,100 and a new house was built. From 1911 to 1915 the house was the rented quarters of the Montgomery Country Club until construction of their clubhouse on Williams Street. In 1929 Alexander Prescott and his wife, the former Edith Kellogg, were living in the house, but after her death in 1930 it was sold to William Reuben Pumphrey, Jr.,⁴ who remodeled it to its present conformation. It has remained virtually unchanged since that time, although adjoining parcels of land have been added to accommodate necessary garage and staff quarters.

On August 11, 1855, the Sentinel announced the opening of William E. Pumphrey's new business as housejoiner and coffin-maker at a "new shop in the north part of Rockville opposite the M. E. Church parsonage". His brother and then his son joined the business, but the few known examples of Pumphrey house construction are by the son William Reuben Pumphrey, Sr.⁵ William E. died in 1887, his son in 1929 at age 82. Grandson William R. Pumphrey, Jr. expanded the business; it was he who moved it to Montgomery

M: 26/10/35

300 West Montgomery Ave.

#8 CONTINUATION P. 8.1

Avenue. His wife Irene was a mortician in her own right, and from 1945 to 1965 she carried on the business after the death of her husband. The fourth generation of Pumphreys own businesses in Silver Spring and Bethesda. Robert A. Pumphrey acquired the Rockville Funeral Home after the death of his mother and in 1961 he undertook extensive interior renovations. In 1977 title passed to RAP Leasing, Inc. at which the "Colonial" was removed from the advertisement and it became simply Pumphrey's Funeral Home.⁶

1. Montgomery County Sentinel, July 13 and July 20, 1888.
2. Land Records, JA 27/398 (1891).
3. The fire was reported in the Sentinel February 2, 1898. Judge Vinson was not living there; it was rented by Mrs. C.A. Hill. The Tax Assessment for 1898 showed a value of \$500 with no improvement; earlier Tax Assessments had valued the house at \$4,000.
4. Land Records 498/210 (1930).
5. Known examples (extant) include 212 and 400 W. Montgomery Avenue, the 1909 remodeling of the Lamar House, 101 South Washington Street, and 104 South Washington Street.
6. Land Records, 5013/484 and Equity Case #17, 195 (1977).

15

9. Major Bibliographical References

Survey No. M: 26/16/85

Montgomery County Land, Tax and Equity Records
Montgomery County Sentinel: 1855, 1878, 1888-9, 1898
Genealogical info & family histories: Pumphrey, Prescott & Kellogg.

10. Geographical Data

Acreage of nominated property 27,432 square feet (plus adjoining 21,600 square feet)

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

B	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Zone	Easting	Northing

C	<input type="text"/>	<input type="text"/>	<input type="text"/>
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D	<input type="text"/>	<input type="text"/>	<input type="text"/>
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E	<input type="text"/>	<input type="text"/>	<input type="text"/>
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F	<input type="text"/>	<input type="text"/>	<input type="text"/>
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G	<input type="text"/>	<input type="text"/>	<input type="text"/>
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H	<input type="text"/>	<input type="text"/>	<input type="text"/>
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Verbal boundary description and justification

Fronting on West Montgomery Avenue at corner of Williams St.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Anne W. Cissel/Glen Leiner, arch. desc.

organization Peerless Rockville

date August 1984

street & number P.O. Box 4262

telephone 762-0096

city or town Rockville

state Maryland 20850

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

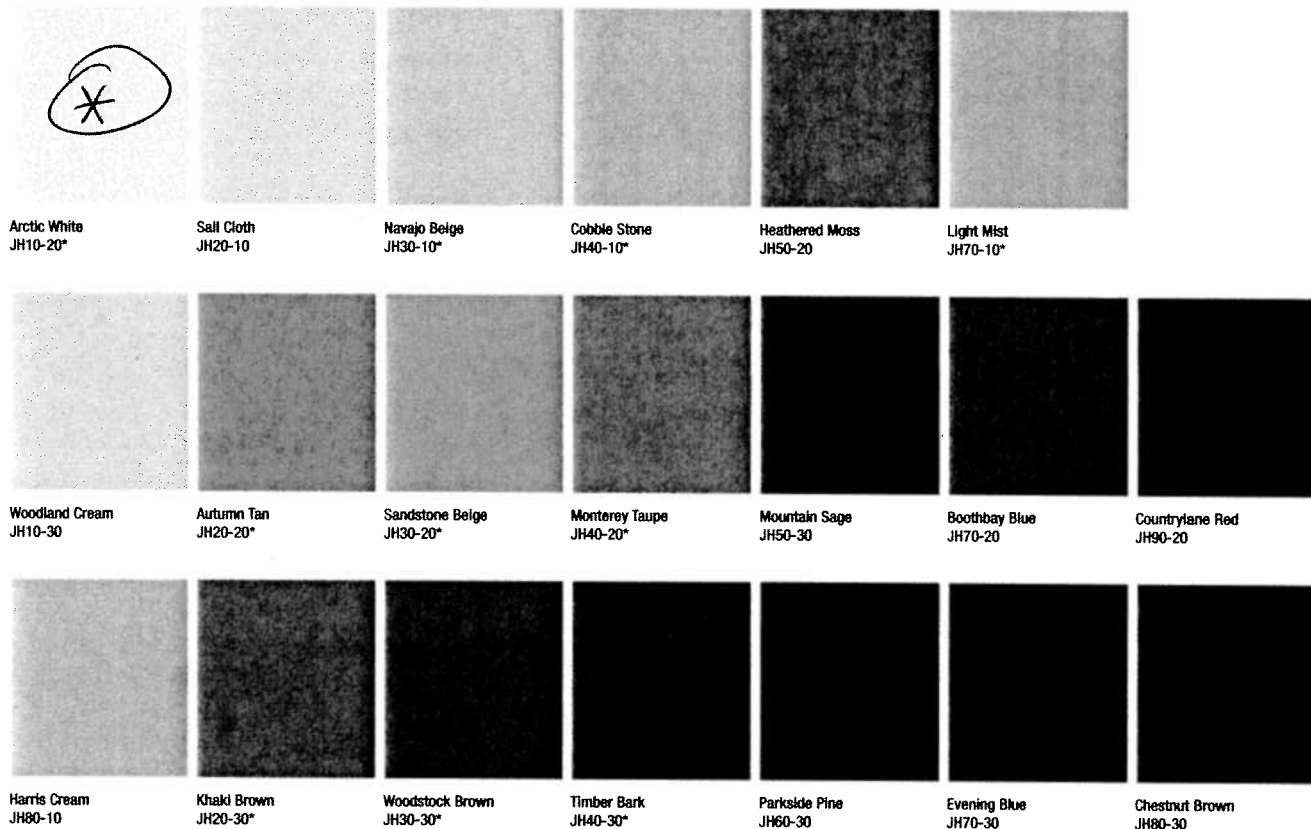
return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

PS-2748

(16)

The complete James Hardie® ColorPlus® palette allows for multiple color combinations that expand your design options.

Plank, Panel and Shingle Colors



Trim and Soffit Colors



*STANDARD COLORS

SCP44



Note: Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color. Product and color availability vary by region and are subject to change. Check with your representative or call 1-866-4-HARDIE for availability in your area.

17

James Hardie® siding products with ColorPlus® technology offer beauty, durability and low maintenance in a wide range of professionally developed colors.

HardiePlank™ lap siding

HardiePlank™ lap siding offers enormous advantages over conventional lap siding, combining strength and durability with the beauty and charm of wood.

HardiePlank lap siding

Select Cedarmill® and Smooth

Thickness: 5/16"
Weight: 2.3 lbs./sq. ft.
Length: 12' planks
Widths: 5.25" (4" exposure)*
6.25" (5" exposure)
7.25" (6" exposure)
8.25" (7" exposure)

Available in all colors
*Smooth only

Beaded Select Cedarmill® and Beaded Smooth

Widths: 8.25" (7" exposure)

Available in all colors

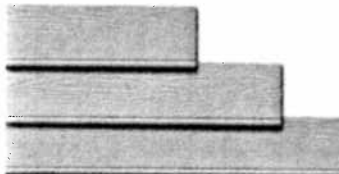
10" exposure

Select Cedarmill®



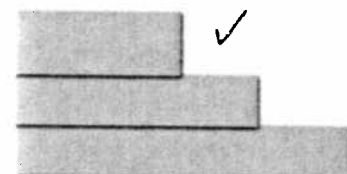
Color shown: Heathered Moss

Beaded Select Cedarmill®



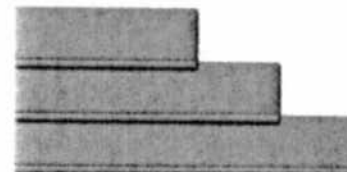
Color shown: Woodland Cream

Smooth



Color shown: Cobble Stone

Beaded Smooth



Color shown: Sandstone Beige

HardiePanel™ vertical siding

HardiePanel™ vertical siding's structural strength allows its use as a shear panel and when combined with HardieTrim™ boards you can achieve a board and batten look.

HardiePanel vertical siding

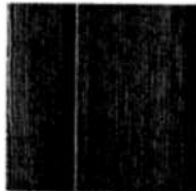
Select Sierra 8, Cedarmill®, Smooth and Stucco*

Thickness: 5/16"
Weight: 2.3 lbs./sq. ft.
Sizes: 4' x 8'
4' x 10'

Available in all colors

* Stucco available in 4'x8' only

Select Sierra 8



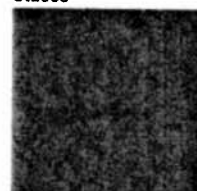
Color shown: Boothbay Blue

Cedarmill®



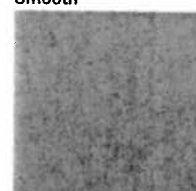
Color shown: Woodstock Brown

Stucco



Color shown: Khaki Brown

Smooth



Color shown: Autumn Tan

HardieShingle™ siding

For sidewall applications, HardieShingle™ siding offers the distinctive look of wood shingles with the low maintenance and durability of fiber-cement.

HardieShingle siding

Straight-edge Notched Panel

Thickness: 1/4"
Weight: 1.9 lbs./sq. ft.
Sheet size: 48" w x 16" h
Exposure: 7"

Staggered-edge Notched Panel

Sheet Size: 48" w x 16" h
Exposure: 6"

Available in all colors

Straight-edge Notched Panel



Color shown: Khaki Brown

Staggered-edge Notched Panel



Color shown: Monterey Taupe



JamesHardie



ColorPlus®
Technology

18

Technical Guides for Exterior Alterations

A Practical Series for the Preservation and Maintenance of Rockville's Historic Resources

15: Substitute Materials: Artificial Siding, vinyl windows, plastic fencing, etc.

Background

*"The Secretary of the Interior's Standards for Rehabilitation require that "deteriorated architectural features be repaired rather than replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, color, texture and other visual properties." Substitute materials should be used only on a limited basis and only when they will match the appearance and general properties of the historic material and will not damage the historic resource."*¹

As the global population grows, and natural resources diminish, manufactured products are being produced to fill the gap. As noted by the National Park Service (NPS), the use of more common materials in imitation of more expensive and less available materials is a long-standing tradition. George Washington, for example, used sand impregnated paint at Mount Vernon to imitate cut ashlar stone.

Sometimes, the artificial products have special merit in their own right, and address factors such as material weight, cost and availability. However, recognizing that historic structures are a limited and valued cultural resource, the National Park Service recommends: "When deteriorated, damaged, or lost features of a historic building need repair or replacement, it is almost always best to use historic materials."

Substitute materials that have been commonly used in the recent past include rigid asbestos shingles for siding (1940s), flexible asbestos shingles for roofing (1900s) and aluminum siding to cover wood clapboard (1950s). On historic structures, these materials were typically installed over historic materials to hide maintenance problems such as moisture damage or peeling paint, or to provide a low-cost replacement for higher cost natural materials. In most instances, the original materials are still intact beneath the later installation.

To find a broader audience, substitute materials were designed to replicate historic materials. One measure of

their market success is the degree to which the substitute materials fool the eye so that people assume there have been no changes. Over time, product manufacturers have adapted their products to more closely approximate the appearance of historic materials, but crucial differences remain. These includes apparent lack of sturdiness displayed by many artificial materials due to their reduced thickness, such as for aluminum or vinyl siding and asphalt roofing shingles. New materials are often more flexible than the original materials, such as when vinyl siding is compared to wood siding. The new materials are often in smaller pieces, so there are new "match lines" that would not have been apparent with historic materials. Sometimes there is overcompensation with the attempts to replicate a historic condition, such as offering the look of weathered and deteriorated wood siding with a "wood grained look" presented in a new vinyl material.

In considering whether a particular substitute material will complement the historic structure, one must fully understand the properties of both the structure and the original and substitute materials, taking into account characteristics such as expected longevity and moisture permeability. It also is important to consider the method of installation of the substitute materials, as well as their potential effect on adjacent historic materials. Finally, one should consider the projected life of the substitute material, and consider the timetable and the effects of their removal and replacement at such point when that becomes necessary.

Even the NPS agrees that the use of substitute materials may be warranted under the following specific conditions: "1) the unavailability of historic materials; 2) the unavailability of skilled craftsmen; 3) inherent flaws in the original materials; and 4) code-required changes. Cost may be a determining factor in considering the use of substitute materials. Depending on the area of the country, the amount of material needed and the projected life of less durable substitute materials, it may be cheaper in the long run to use the original material, even though it may be harder to find."

¹ The Use of Substitute Materials on Historic Building Exteriors, Sharon C. Park, AIA, NPS Preservation

Technical Guides for Exterior Alterations

A Practical Series for the Preservation and Maintenance of Rockville's Historic Resources

15: Substitute Materials *(continued)*

HDC Policy

- Original materials shall be repaired and maintained in historic districts. Repairs and replacement with in-kind materials are encouraged, and qualify for tax credits.
- Correction of problems that have led to deterioration of historic structures, such as faulty gutters, shall be taken into consideration in an application to install substitute materials.
- If the original materials are deteriorated beyond repair, consideration for a comparable substitute material will be given. The substitute material must be a close match in appearance and functionality to the original materials.

Certificate of Approval

- Justification for use of substitute materials
- Photographs of the deteriorated condition of the historic fabric
- Contractor bids for replacement in-kind **and** for proposed alternative material
- Specifications and samples of the proposed substitute material
- Description of method of application

Tax Credit Information

Tax credits may apply. To maintain eligibility, please have before and after photographs of the work. Obtain HDC approval prior to undertaking the work if a COA is required, and make sure you follow all zoning requirements. Work done without a required HDC Certificate of Approval is not eligible for the tax credits. Forms are available on the City Web site or at the CPDS information desk.

Contact Us

For additional information and questions, please contact:

Historic District Commission
Department of Community Planning and
Development Services

Rockville City Hall
111 Maryland Avenue
Rockville, MD 20850
240-314-8230 voice
240-314-8210 fax
history@rockvillemd.gov

Additional information

Adopted Architectural Design Guidelines for the Exterior Rehabilitation of Buildings in Rockville's Historic Districts, September 1977, Rockville Historic District Commission, 44, 70-71, and Appendix 4.

Secretary of the Interior's Standards and Guidelines for Rehabilitation, (1995), National Park Service (NPS), U.S. Department of Interior, www2.cr.nps.gov/tps/standguide.

Preservation Brief # 16: *The Use of Substitute Materials on Historic Building Exteriors*.